

**TRANSFER  
TAX  
PAID**

Doc # 2004017639  
Book 7995 Page 0284

**WARRANTY DEED**

39-197

**KNOW ALL MEN BY THESE PRESENTS**, that **MICHAEL A. TAYLOR** of Fairfield, County of Somerset and State of Maine in consideration of one dollar and other valuable consideration paid by **ELISE Y. DUFFY** of Waterville, Country of Kennebec and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Elise Y. Duffy, her heirs and assigns forever, a certain lot or parcel of land northerly of Merryfield Avenue, situated in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows to wit:

Two (2) lots of land located on Merryfield Avenue in said Waterville known as Lot #321 and Lot #322 on a plan of lots of Cool Street Heights Annex made by Ernest W. Branch, Surveyor for the A.F. Hutchinson Land Company, Inc. dated July 5, 1923 and recorded in the Kennebec County Registry of Deeds in Plan Book 8, Page 72.

**MEANING AND INTENDING** to convey the same premises as conveyed to Michael A. Taylor by Warranty Deed of Paul J. Morin dated April 30, 2004, and recorded in the Kennebec County Registry of Deeds in Book 7947, Page 0215.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Elise Y. Duffy, her heirs and assigns, to them and their use and behoof forever.

**AND** I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Elise Y. Duffy, her heirs and assigns forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, I, the said Michael A. Taylor, have hereunto set my hand and seal this 7<sup>th</sup> day of June, 2004.

2  
Elise Duffy  
129 Merryfield Ave  
Waterville, Me 04901

Signed, Sealed and Delivered  
In the presence of

39-197

Dan M. Dyer  
Witness

Michael A. Taylor  
MICHAEL A. TAYLOR

STATE OF MAINE  
KENNEBEC, ss.

June 7<sup>th</sup>, 2004

Personally appeared the above named Michael A. Taylor and  
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Jayne L. White  
Notary Public/Attorney at Law

Jayne L. White  
Notary Public, Maine  
My Commission Expires July 25, 2008

Received Kennebec SS.  
06/18/2004 12:11PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

